

143.0

0006

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

934,600 / 934,600

USE VALUE:

934,600 / 934,600

ASSESSED:

934,600 / 934,600


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
44		PINE RIDGE RD, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: CONWAY ANDREW	
Owner 2: KAPNER KIMBERLY	
Owner 3:	

Street 1: 44 PINE RIDGE RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

Postal: 02476	Type:
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PREVIOUS OWNER	
Owner 1: HOST ROBERT M--ETAL -	
Owner 2: DUFFY MARY GRACE -	
Street 1: 44 PINE RIDGE RD	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry
Postal: 02476	

Postal: 02476	
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NARRATIVE DESCRIPTION	
This parcel contains .133 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Wood Shingle Exterior and 2253 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	
n	
Census:	
Flood Haz:	
D	
s	
t	

Exempt	

Topo	1	Level
Street		

Gas:	

LAND SECTION (First 7 lines only)	
Use Code	Description

LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family	5779	Sq. Ft.	Site	0	80.	1.03	9										474,696						474,700	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5779.000	459,900		474,700	934,600		92884
							GIS Ref
							GIS Ref
							Insp Date
							06/09/18

PREVIOUS ASSESSMENT								Parcel ID	143.0-0006-0003.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	459,900	0	5,779.	474,700	934,600		Year end	12/23/2021
2021	101	FV	446,300	0	5,779.	474,700	921,000		Year End Roll	12/10/2020
2020	101	FV	446,300	0	5,779.	474,700	921,000	921,000	Year End Roll	12/18/2019
2019	101	FV	332,900	0	5,779.	445,000	777,900	777,900	Year End Roll	1/3/2019
2018	101	FV	343,500	0	5,779.	367,900	711,400	711,400	Year End Roll	12/20/2017
2017	101	FV	343,500	0	5,779.	338,200	681,700	681,700	Year End Roll	1/3/2017
2016	101	FV	343,500	0	5,779.	308,600	652,100	652,100	Year End	1/4/2016
2015	101	FV	324,900	0	5,779.	302,600	627,500	627,500	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT		PAT ACCT.	
Grantor								Sale Code	Sale Price	V	Tst
HOST ROBERT M--								9/29/2006	662,000	No	No
								7/1/1980	82,500	No	Y

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 6	- Colonial			Full Bath: 1	Rating: Good														
Sty Ht: 2A	- 2 Sty +Attic			A Bath: 1	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Good														
Foundation: 2 - Conc. Block				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath: 1	Rating: Good														
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:														
Sec Wall:		%		OthrFix:	Rating:														
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good														
Color: BEIGE				A Kits:	Rating:														
View / Desir:				Fpl: 1	Rating: Good														
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:														
Grade: C+ - Average (+)				<b>CONDOS INFORMATION</b>															
Year Blt: 1929		Eff Yr Blt:		Location:															
Alt LUC:		Alt %:		Total Units:															
Jurisdct:		Fact: .		Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>							
Avg Ht/FL: STD				Phys Cond: GV - Good-VG	10. %														
Prim Int Wal 2 - Plaster				Functional:	%														
Sec Int Wall: 1 - Drywall 30 %				Economic:	%														
Partition: T - Typical				Special:	%														
Prim Floors: 3 - Hardwood				Override:	%														
Sec Floors:				Total:	10.8 %														
Bsmnt Flr: 15 - Carpet				<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>				<b>SUB AREA</b>							
Subfloor:				Basic \$ / SQ:	130.00														
Bsmnt Gar:				Size Adj.: 1.23528433															
Electric: 3 - Typical				Const Adj.: 0.98990101															
Insulation: 2 - Typical				Adj \$ / SQ:	158.965														
Int vs Ext: S				Other Features:	103750														
Heat Fuel: 1 - Oil				Grade Factor:	1.10														
Heat Type: 5 - Steam				NBHD Inf:	1.00000000														
# Heat Sys: 1				NBHD Mod:															
% Heated: 100	% AC:			LUC Factor:	1.00														
Solar HW: NO	Central Vac: NO			Adj Total:	515638														
% Com Wal	% Sprinkled			Depreciation:	55689														
Depreciated Total: 459949				Final Total:	459900														
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:		<b>IMAGE</b>					
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 143.0-0006-0003.0												<b>AssessPro Patriot Properties, Inc</b>			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
2	Frame Shed	D	Y	1	6X8	A	AV	1990		0.00	T	23.2	101						
More: N				Total Yard Items:				Total Special Features:				Total:							